



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660088770 <b>Parcel ID</b> 20N17E-30-1-00000-000-0000 <b>Cadastral ID</b> 30-20-17-02030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 293298 UPTON, RUSSELL CRAIG & LISA JEAN  16657 E 576 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 16671 E 576 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 17 / 1 <b>Neighborhood</b> 2017 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					<p>660088770 12/10/25</p> <p>660088770_003.JPG 12/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18607947 -95.53513463 E/2 SW/4 NE/4																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 17



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.09	Total Misc Impr	+ 9,695	Garage Cost	+ 111,631	Total RCN	= 111,631
Roofing Adj	+ 4.99	Depreciation ( 23%)	- 25,675	Lump Sums	+ 19,703	RCNLD	= 105,659
Subfloor Adj	+ 2.55	Lot Value	+ 105,659	Indicated Value	= 105,659	Value Per SqFt	114.85
Heat/Cool Adj	+ 4.80						
Plumbing Adj	+ 6.37						
Basement Adj	+ 0.00						
Adj Base Cost	= 110.80						
Total Area	x 920						
Adjusted Cost	= 101,936						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,659		
Lot Value		114.85	Per SqFt
Indicated Value	105,659		
Agland Value	3,360		
Site Improvements	26,778		
Total Value	135,797	147.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	108220	28x8		224	30.76		6,890
WODO	Wood Deck - Open	151059	10x10		100	22.88		2,288
WODC	Wood Deck - Covered	151060	420		420	25.06		10,525
EPSW	Enclosed Porch - Solid Wall	151061	22x5		110	53.21		5,853
PRCH	Slab Porch - Covered	151062	16x12		192	20.01		3,842



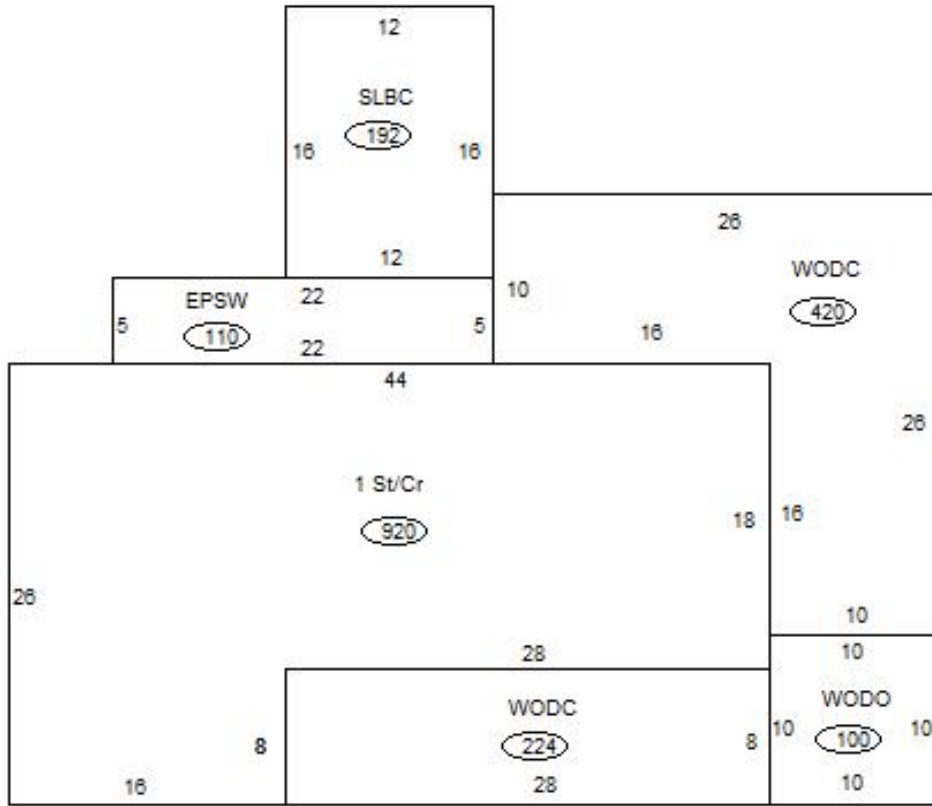
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	920	1.000	920
2	M	WODC		13	WODC	224	1.000	224
3	M	WODO		13	WODO	100	1.000	100
4	M	WODC		13	WODC	420	1.000	420
5	M	EPSW		13	EPSW	110	1.000	110
6	M	PRCH		13	SLBC	192	1.000	192
<b>Total Building Area</b>						920		920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	24x32x8	Concrete	Formed Metal	768
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.87 x 768)		19,868	19,868	2,583	17,285
	CPAT	Carport - Attached	16x26x8	Gravel	Formed Metal	416
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.43 x 416)		2,675	2,675	1,391	1,284
	EQSH	Equipment Shed	22x52x8	Dirt	Formed Metal	1,144
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.40 x 1,144)		21,050	21,050	12,841	8,209



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			20.000	168	168	3,360	3,360
<b>IMP PST Totals</b>						20.000			3,360	3,360
<b>Total Agland</b>						20.000			3,360	3,360